

STATEMENT OF INFORMATION

11 DELORAINE DRIVE, HOPPERS CROSSING, VIC 3029

PREPARED BY EYAD KHUDRUJ, HARCOURTS POINT COOK, PHONE: 0414 711 647



Harcourts

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 DELORAINE DRIVE, HOPPERS

5 2 2

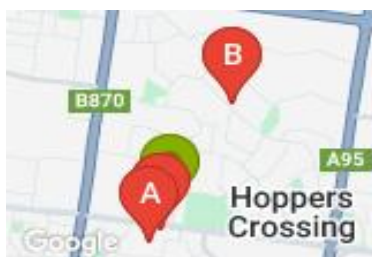
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$840,000 to \$880,000**

Provided by: Eyad Khudruj, Harcourts Point Cook

MEDIAN SALE PRICE



HOPPERS CROSSING, VIC, 3029

Suburb Median Sale Price (House)

\$620,000

01 October 2023 to 30 September 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



7 FLEETWOOD CRT, HOPPERS CROSSING, VIC

4 2 2

Sale Price

***\$810,000**

Sale Date: 16/12/2024

Distance from Property: 278m



110 VIRGILIA DR, HOPPERS CROSSING, VIC

5 3 2

Sale Price

\$920,000

Sale Date: 29/06/2024

Distance from Property: 863m



249 HOGANS RD, HOPPERS CROSSING, VIC

4 2 2

Sale Price

\$825,000

Sale Date: 16/10/2024

Distance from Property: 151m



This report has been compiled on 20/12/2024 by Harcourts Point Cook. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode: **11 DELORAINE DRIVE, HOPPERS CROSSING, VIC 3029**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: **\$840,000 to \$880,000**

Median sale price

Median price: **\$620,000** Property type: **House** Suburb: **HOPPERS CROSSING**
Period: **01 October 2023 to 30 September 2024** Source: **pricefinder**

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
7 FLEETWOOD CRT, HOPPERS CROSSING, VIC 3029	*\$810,000	16/12/2024
110 VIRGILIA DR, HOPPERS CROSSING, VIC 3029	\$920,000	29/06/2024
249 HOGANS RD, HOPPERS CROSSING, VIC 3029	\$825,000	16/10/2024

This Statement of Information was prepared on: **20/12/2024**